

128.A

0002

0016.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

561,600 / 561,600

USE VALUE:

561,600 / 561,600

ASSESSED:

561,600 / 561,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		SCHOOL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DANG LAN THI HOANG &
Owner 2:	PUNCHER CURTIS LEE
Owner 3:	

Street 1: 16 SCHOOL ST UNIT 16

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: LAZRUS ROBIN -

Owner 2: -

Street 1: 16 SCHOOL ST UNIT 16

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1926, having primarily Wood Shingle Exterior and 1307 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7655											G6	1.				

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								260684
								GIS Ref
								GIS Ref
								Insp Date
								11/18/18

**PREVIOUS ASSESSMENT**

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	102	FV	549,900	3300	.	553,200	553,200	Year End Roll
2019	102	FV	524,800	3300	.	528,100	528,100	Year End Roll
2018	102	FV	463,600	3300	.	466,900	466,900	Year End Roll
2017	102	FV	422,200	3300	.	425,500	425,500	Year End Roll
2016	102	FV	390,900	3300	.	394,200	394,200	Year End
2015	102	FV	360,800	3300	.	364,100	364,100	Year End Roll
2014	102	FV	344,100	3300	.	347,400	347,400	Year End Roll
2013	102	FV	344,100	3300	.	347,400	347,400	12/13/2012

SALES INFORMATION

TAX DISTRICT						PAT ACCT.								
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes					
LAZRUS ROBIN,	67369-380		6/3/2016		489,000	No	No							
LYONS KENNETH J	49898-198		8/3/2007		370,000	No	No							
LYONS KENNETH J	43521-123		8/16/2004	Family	100	No	No							

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2019	563	AbvGrd.	3,332	C				
9/30/2016	1193	Porch	15,800	O				build 2 stry back
11/22/2004	1125	Redo Kit	10,000	C		G6	GR FY06	REDO BTB

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2018	Measured	DGM	D Mann
6/7/2005	Info Fm Prmt	BR	B Rossignol
5/11/2005	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good											Undisplayed Areas: GLA: 1307	
Sty Ht: 1 - 1 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall:	%			OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1							
Color: BROWN				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Frpl:	Rating:			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C - Average				CONDOS INFORMATION				Lvl 2									
Year Blt: 1926	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdct: G6	Fact: .			Floor: 2 - 2nd Floor				Totals	RMs: 7	BRs: 3	Baths: 1	HB					
Const Mod:				% Own: 52.000000000				REMODELING				RES BREAKDOWN					
Lump Sum Adj:				Name:				Exterior:		No Unit	RMS	BRS	FL				
INTERIOR INFORMATION				DEPRECIATION				Interior:		1	7	3					
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10.	%		Additions:									
Prim Int Wall: 2 - Plaster				Functional:		%		Kitchen: 2004									
Sec Int Wall:	%			Economic:		%		Baths:									
Partition: T - Typical				Special:		%		Plumbing:									
Prim Floors: 3 - Hardwood				Override:		%		Electric:									
Sec Floors: 4 - Carpet	40%			Total:	10.8	%		Heating:									
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				General:									
Subfloor:				Basic \$ / SQ: 295.00				COMPARABLE SALES									
Bsmnt Gar:				Size Adj.: 1.35000002				Rate	Parcel ID	Typ	Date	Sale Price					
Electric: 3 - Typical				Const Adj.: 0.97612083													
Insulation: 2 - Typical				Adj \$ / SQ: 388.740													
Int vs Ext: S				Other Features: 60959													
Heat Fuel: 2 - Gas				Grade Factor: 1.00													
Heat Type: 5 - Steam				NBHD Inf: 1.10000002													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC: 100			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 625947													
% Com Wall	% Sprinkled:			Depreciation: 67602													
				Deprecated Total: 558345													
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val											
Make:		Model:															
SPEC FEATURES/YARD ITEMS				Serial #:		Year:											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1926	27.50	T	40	102			3,300		3,300
More: N	Total Yard Items:	3,300		Total Special Features:			Total:	3,300									
PARCEL ID 128.A-0002-0016.0																	
IMAGE																	
AssessPro Patriot Properties, Inc																	